

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

NOTICE OF PUBLIC HEARING

**TIME AND PLACE: Monday, October 30, 2006, @ 6:30 P.M.
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 06-17 (D.C. Public Schools & The George Washington University)

THIS CASE IS OF INTEREST TO ANC 2A

On April 3, 2006, the Office of Zoning received a joint application from The District of Columbia Public Schools (“DCPS”) and The George Washington University (“GW”) (jointly, the “Applicant”). The Applicant is requesting consolidated approval of a Planned Unit Development and a PUD-related amendment to the zoning map of the District of Columbia. The Office of Planning provided its report on June 2, 2006, and the case was set down for hearing on June 12. The Applicant provided its prehearing statement on June 23, 2006.

The property that is the subject of this application consists of approximately 45,690 square feet of land area and is located on Lots 55 and 829 in Square 80, with premises addresses of 2125-2135 F Street, N.W. and 2130 G Street, N.W. (the "Subject Property"). Lot 829 currently is owned by DCPS, and Lot 55 currently is owned by GW. The subject property is zoned R-5-D.

The proposed PUD is the result of a public private development partnership between GW and DCPS. DCPS will use a portion of the Subject Property to modernize and expand the facilities for the School Without Walls (“SWW”), and GW will use a portion of the Subject Property to construct a residence hall to increase its on-campus undergraduate housing supply

The total gross floor area included in the PUD is approximately 233,000 square feet, which results in a corresponding FAR of approximately 5.09. The maximum building height will be 90 feet. The residence hall will accommodate parking for approximately 178 vehicles (including attendant-assisted parking). Under the agreement between GW and DCPS, GW also will provide 30 spaces to the School Without Walls at a proximately-located GW parking facility for use by SWW faculty, staff, and visitors.

The requested PUD-related map amendment will rezone the Subject Property from the R-5-D District to the SP-2 District. The SP-2 District permits a maximum lot occupancy of 80%, a maximum FAR of 6.0, and a maximum height of 90 feet. Under Chapter 24, the guideline for FAR in a PUD in the SP-2 Zone is 6.5 FAR.

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This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

- (a) The person's name, address, and daytime telephone number;
- (b) A request to appear and participate as a party;
- (c) Whether the person will appear as a proponent or opponent of the application;
- (d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;
- (e) A list of witnesses who will testify on the person's behalf;
- (f) A summary of the testimony of each witness;

- (g) An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts;
- (h) The total amount of time being requested to present their case; and
- (i) A written statement setting forth why the person should be granted party status, including reference to the following:
 - (1) The property owned or occupied by the person, or in which the person has an interest, that will be affected by the action requested of the Commission;
 - (2) The legal interest the person has in said property, such as owner, tenant, trustee, or mortgagee;
 - (3) The distance between the person's property and the property that is the subject of the application before the Commission;
 - (4) The economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied; and
 - (5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The applicant shall also provide the information indicated in (e) through (h) to the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1. The information shall be filed no later than fourteen (14) days before the date of the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall also contain the information indicated in (e) through (h) above.

Time limits.

The following time limits for oral testimony shall be adhered to unless changed by the Commission, and no time may be ceded:

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| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 15 minutes each (60 minutes collectively) |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, MICHAEL G. TURNBULL, AND GREGORY N. JEFFRIES ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.